

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF
CUDAHY, HELD AT THE CUDAHY MUNICIPAL BUILDING,
5050 S. LAKE DR., MILWAUKEE COUNTY, WI HELD
Tuesday March 9, 2010 @ 5:30P.M.**

ROLL CALL

CDA President Sara Eberhardy called the meeting to order at 5:32 pm. The following answered, “present” to the roll call: Ald. Joe Mikolajczak, Rick Ceschin, Joan Houlehen, and Marty Van Hoof. Excused: Mike Clark. Also present Economic Development Director Lara Fritts, Executive Director Bruce Schuknecht, Mayor Ryan McCue, and Clerk Treasurer Robert Goss.

MEETING STATEMENT

The proper open meeting statement was read at this time.

PUBLIC HEARING

1. Public Hearing regarding the proposed project plan amendment of boundaries and project plan for Tax Increment District No.1.

HEARING OPENED: 5:35pm HEARING CLOSED: 5:55 pm

2. Consideration of, discussion of, and action regarding “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No.1, City of Cudahy, Wisconsin. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY ALD. JOE MIKOLAJCZAK TO** adopt and recommend to the Common Council Resolution # 01 – 2010. Motion carried unanimously.

MINUTES:

MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY ALD. TOM PAVLIC to approve the minutes of the January 12, 2010 and February 23, 2010 meetings. Motion carried unanimously.

REPORTS FROM OFFICERS:

The CDA M&I Checking account has a balance of \$ 7,807.80 and the LGIP account has a balance of \$ \$ 261,427.04 as of February 28, 2010.

OLD BUSINESS

1. Update regarding Streetscaping and parking on CDA-owned property – Mary Jo Lange
Discussion ensued with no action taken.
2. Update regarding Work Plan for 2010. Update from Lara Fritts, no action taken.
3. Discussion and action regarding the proposed professional services agreement related to development of the Kohl’s Food Store Property. **MOTION WAS MADE BY ALD. TOM PAVLIC, SECOND BY RICK CESCHIN** to move forward with the professional agreement relating to the Kohl’s development. Motion carried unanimously.
4. Discussion and action regarding John Antaramian/EEC Project. Held over.

NEW BUSINESS

1. Discussion and action regarding Façade Design Grant Application for 4906 S. Packard Ave. **MOTION WAS MADE BY ALD. TOM PAVLIC, SECOND BY ALD. JOE MIKOLAJCZAK** to approve the Design Grant for \$ 3,000.00. Motion carried unanimously.
2. Discussion and action regarding proposed loan guarantee for MCSC project. **MOTION WAS MADE BY RICK CESCHIN, SECOND BY MARTY VAN HOOFF** to approve and recommend to the Common Council that a guarantee of up to \$25,000.00 from the LGIP CDA account be provided to MCSC's financing to purchase the first home. Motion carried unanimously.
3. Discussion and action regarding Welcome Wagon Application of Gerod Bell and Sue Quinn. Deferred to April 13, 2010 meeting.
4. Discussion and action regarding Welcome Wagon Application of Dean Donner and Steve Sirod. **MOTION MADE BY ALD. TOM PAVLIC, SECOND BY ALD. JOE MIKOLAJCZAK** to approve the Welcome Wagon Application. Motion carried unanimously.
5. Discussion and action regarding policy regarding development on the former Iceport property. No action taken
6. Discussion and action regarding proposed development agreement/offer to purchase between the City, CDA and Sara Development. **MOTION MADE BY RICK CESCHIN, SECOND BY JOAN HOULEHEN** to approve the development agreement. Motion carried unanimously.
7. Discussion and action regarding proposed development agreement between the City, CDA, and Real Estate Equities relating to 4932 S. Packard Ave. **MOTION MADE BY MARTY VAN HOOFF, SECOND BY ALD. TOM PAVLIC** to approve the development agreement and recommend same to the Common Council. Motion carried 5 – 1 with Ald. Joe Mikolajczak voting nay.

UPDATES:

1. NSP Consortium – additional funds.
2. South Shore Economic Advancement Center – next meeting – web site.
3. Capstone Class: UW Milwaukee and UW Madison – 3 designs, presentation on 3/23/2010.
4. Façade Program Projects(s) – tracking sheet for projects distributed.
5. Grants (SAG; Ready for Reuse, etc.) – Kohl's grant denied.
6. KEI Contract – nothing new.
7. Square Place Development – discussion set for April 13, 2010.
8. Center Point Development – nothing new.
9. Iceport Environmental Strategy/Art Harrington – meeting with DNR brownfield.
10. Cycling Classic – fundraising kick off.
11. Via Rail – nothing new.
12. PDI Graef – Shoreline Stabilization Grant – nothing new.
13. Other – nothing to report.

MOTION WAS MADE BY ALD. JOE MIKOLAJCZAK, SECOND BY MARTY VAN HOOFF to adjourn at 7:12 p.m. Motion carried unanimously.